

2009-010323

Klamath County, Oregon



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07/30/2009 01:31:42 PM

Fee: \$26.00

Grantor's Name and Address

CHARLES W. SMITH (AKA CHARLES WINSTON SMITH), TTEE
 TOMOKO K. SMITH (AKA TOMOKO KAREN SMITH), TTEE
 P.O. BOX JQ
 KLAMATH FALLS, OREGON 97602

Grantee's Name and Address

SMITH SELF STORAGE, LLC
 P.O. BOX JQ
 KLAMATH FALLS, OREGON 97602

After recording, return to:

THE ESTATE PLANNING GROUP
 711 BENNETT AVENUE
 MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

SMITH SELF STORAGE, LLC

C/O CHARLES W. SMITH

TOMOKO K. SMITH

P.O. BOX JQ

KLAMATH FALLS, OREGON 97602

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that CHARLES W. SMITH AND TOMOKO K. SMITH, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE CHARLES W. SMITH AND TOMOKO K. SMITH DECLARATION OF TRUST DATED SEPTEMBER 12, 1995, AND ANY AMENDMENTS THERETO, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by SMITH SELF STORAGE, LLC, an Oregon Limited Liability Company, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of July, 2009 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.


 CHARLES W. SMITH, TRUSTEE

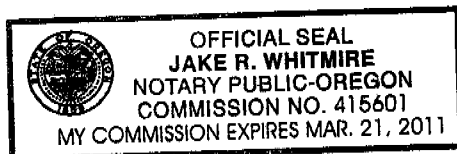

 TOMOKO K. SMITH, TRUSTEE

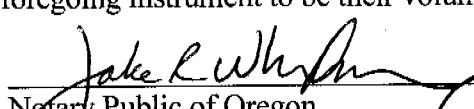
State of Oregon)

: ss.

County of Jackson)

Before me this 14th day of July, 2009, personally appeared CHARLES W. SMITH AND TOMOKO K. SMITH, TRUSTEES, and acknowledged the foregoing instrument to be their voluntary act and deed.




 Notary Public of Oregon

My Commission expires: 03/21/2011

EXHIBIT "A"

PARCEL 1: (3100 Crosby Avenue, Klamath Falls)

PARCEL A:

Lots 11 and 12, Block 1 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

PARCEL B:

The South 140 feet of Lot 13 and the South 140 feet of the W1/2 of Lot 14, in Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL C:

The Northerly 60 feet of Lots 13 and 14, Block 1, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom the following described parcel:

Beginning at the Northeast corner of Lot 14, Block 1; thence South along the East line of Lot 14, a distance of 60 feet; thence West parallel to the North line of Lot 14, 30 feet to a point; thence in a Northeasterly direction, to the point of beginning.

PARCEL D:

A parcel of land, situated in the NE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East, W. M., Klamath County, Oregon, being a portion of Lots 11 and 12, Block 1, FIRST ADDITION TO ALTAMONT ACRES, a duly recorded subdivision and being more particularly described as follows:

The North 10 feet of said Lots 11 and 12, Block 1, FIRST ADDITION TO ALTAMONT ACRES, EXCEPTING THEREFROM the North 5 feet conveyed to Klamath County, for the widening of Crosby Avenue, by Volume 362 at Page 462, Deed Records of Klamath County. Said parcel for road purposes contains 1,070.5 square feet more or less.

PARCEL 2: (2728 Edison Avenue, Klamath Falls)

Lot 3 in Block 8 of Tract 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.